
APPENDIX XI-7

SOLDIERS' AND SAILORS' CIVIL RELIEF ACT

MONTHLY ACCOUNTING REPORT PROCEDURES

This Attachment provides issuers with instructions on how to prepare Issuer's Monthly Accounting Report, form HUD 11710-A (Appendix VI-4) to account for loans subject to the Soldiers' and Sailors' Civil Relief Act ("SSCRA"). Issuers have the option to use either the Non-Interest Buydown Method or the Interest Buydown Method. A subsidiary record must be maintained for each eligible loan where payments are accepted at the lower rate authorized by the SSCRA.

A. Non-Interest Buydown Method

1. Section 1, Line A. Do not change the previously reported Fixed Installment Control ("FIC") in either Sections 1 or 1A.
2. Section 1, Line B.1. under "Pool Interest." Show the amount of interest actually collected at the reduced rate.
3. Section 1, Line C. under "Pool Interest." Enter the difference between the interest due at the loan contract rate, and the reduced rate provided by the SSCRA.
4. Section 1A, Block A. See instruction for Item A.1. above.
5. Section 1A, Block B. The interest amount shown in the block must be the interest rate due at the loan contract rate.
6. Liquidations (form HUD 11710-E).
 - a. Interest due. For an eligible loan, use the interest rate to which the loan has been reduced. In the month a loan is removed from a pool, the amount of interest shortfall (the difference between the loan contract rate and the reduced rate provided by SSCRA) must be shown in Section 1, Line C (under "Pool Interest") on form HUD 11710-A. Interest due at the reduced rate will be entered on Section 1, Line B.3.
 - b. Principal remitted. Use the mortgage constant at the original note amortization rate.

B. Interest Buydown Method

1. Section 1, Line A. Do not change the previously reported Fixed Installment Control ("FIC") in either Sections 1 or 1A.
2. Section 1, Line B.1. under "Pool Interest." Show the amount due at the original contract rate.
3. Section 1A, Block A. See instructions for Item B.1. above.
4. Section 1A, Block B. The interest amount shown in this block must be the interest rate due at the loan contract rate.
5. Liquidations (form HUD 11710-E). No change to instructions for loans not subject to the SSCRA.

C. Maintenance Subsidiary Records

Under either option, issuers must maintain a subsidiary record, by pool level, for each eligible loan where payments are accepted at the lower rate authorized by the SSCRA. The record must show the pool number, the FHA, VA, RHS, or PIH case number, and the monthly reconciliation between the actual loan payments and the payments (and the FIC) shown on form HUD 11710-A. The issuer must retain an original copy of the record that will enable representatives of Ginnie Mae, at any reasonable time, to examine, audit, or request the referenced information.